

Planning Commission Staff Report

Wyndham Boutique Hotel / High-Rise Residential Project

Draft EIR No. 1054 (SCH# 2007011125)

September 24, 2007



City of Costa Mesa
Development Services Dept.
77 Fair Drive
Costa Mesa, CA 92628



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 24, 2007

ITEM NUMBER:

SUBJECT: WYNDHAM BOUTIQUE HOTEL/HIGH-RISE RESIDENTIAL PROJECT AT 3350 AVENUE OF THE ARTS:

- FINAL EIR NO. 1054 (SCH# 2007011125)
- GENERAL PLAN AMENDMENT GP-06-03
- SPECIFIC PLAN AMENDMENT SP-07-01
- FINAL MASTER PLAN PA-06-75
- VESTING TENTATIVE TRACT MAP VT-17172

DATE: SEPTEMBER 10, 2007

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
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DESCRIPTION


The proposed Wyndham Boutique Hotel and High-Rise Residential project involves the following:


1. Certification of Final EIR No. 1054 which consists of a comprehensive analysis of the environmental impacts and any required mitigation measures for the proposed project pursuant to State Law.
2. General Plan Amendment GP-06-03 to amend the Land Use Element of the General Plan to incorporate provisions for high-rise residential development in the project area.
3. North Costa Mesa Specific Plan Amendment SP-07-01 to establish development standards and other related provisions in the NCMSP for the project.
4. Final Master Plan PA-06-75 for major renovation of the existing Wyndham Hotel site including: a reduction in hotel rooms from 238 to 200 rooms; construction of a 23-story high-rise residential building with 120 for-sale condominium units, a lounge/bar, and ancillary retail uses; and demolition of existing parking structure and construction of a new seven-level, 480-space parking structure. This includes a minor modification for encroachment of balconies.
5. Vesting Tentative Tract Map No. 17172 for the subdivision of the property for condominium purposes.

RECOMMENDATION

Recommend that City Council take the following actions by adoption of the attached resolutions:

1. Certify Final EIR No. 1054.
2. Adopt General Plan Amendment GP-06-03.
3. Adopt North Costa Mesa Specific Plan Amendment SP-07-01.
4. Approve Final Master Plan PA-06-75 and Vesting Tentative Tract Map VT-17172, which includes modification of existing landscape easements from 25 feet to 20 feet along the south side of Anton Boulevard.


CLAIRE L. FLYNN, AICP
Senior Planner


KIMBERLY BRANDT, AICP
Principal Planner

PLANNING APPLICATION SUMMARY

Location: 3350 Avenue of the Arts Application #: GP-06-03/ SP-07-01/ PA-06-75/ VT-17172
 Request: Wyndham Boutique Hotel and 120-unit High-Rise Residential Building

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>PDR-HD</u>	North: <u>The Lakes Apartments</u>	
General Plan: <u>High Density Residential</u>	South: <u>Lakes Pavilions Retail Center</u>	
Lot Dimensions: <u>Irregular</u>	East: <u>Lakes Apartments / Sakioka Lot 1 (Enclave)</u>	
Lot Area: <u>3 acres</u>	West: <u>South Coast Plaza Town Center</u>	
Existing Development: <u>Wyndham Hotel (includes Terranova Restaurant)</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Zoning Code or NCMSP Requirement</u>	<u>Proposed Master Plan</u>
General Plan – High Density Res.	20 du/ac	40 du/ac ¹
Zone – PDR-HD	1 du per 2,178 sf = 20 dwelling units	1 du per 1,089 sf = 120 dwelling units ¹
Lot Size – Development Lot		
Lot Width	100 ft.	Irregular
Lot Area	12,000 sf	130,682 sf
Site Coverage – Overall Project:		
Buildings	Not Applicable	Not Applicable
Perimeter Open Space	20' abutting Public ROW	20' abutting Public ROW ²
Open Space	54,886 sf (42%) Open Space as allowed by NCMSP ⁴	Ground Level: 35,193 sf (26.9%) Amenity Deck: 17,847 sf (13.7%) Balconies: 57,212 sf (43.8%) of total site area at grade; ⁴
Min. private open space patio/balcony	min. 100 sf	Min. 200-400 sq.ft.
Setbacks for Development Lot		
Front (Avenue of the Arts)	20'	Min. 20' abutting Public ROW ²
Side (Lakes Pavilions on right side)	None required	2'
Side (Lakes Apts on left side)	None required	20'
Rear (interior)	None required	3'
Building Height	110' AGL	Approx. 23 stories 270' AGL / 304' AMSL
Parking: ³		
Residential - Tenant	1.5 to 2.0 spaces per unit 180 spaces	Min. 1.5 spaces per unit Min. 180 spaces
Residential - Guest	43 spaces	Min. 43 spaces
Nonresidential Parking	Min. 168 spaces	Min. 168 spaces
TOTAL	Min. 480 spaces ⁵	480 spaces ⁵
Driveway Width:	Min. 16 ft.	Min. 16 ft. wide

¹ Site-specific density requires General Plan and North Costa Mesa Specific Plan Amendments which reference a maximum density of 44 du/ac for residential development at 3350 Avenue of the Arts. The Final Master Plan proposes 40 du/ac, or 120 units.

² Final master plan approval will also include modification of existing landscape easements from 25 feet to 20 feet along Avenue of the Arts and minor modification for 3-foot encroachment of balconies/architectural features into front setback.

³ North Costa Mesa Specific Plan allows approval of compact and tandem parking spaces.

⁴ Exceeds minimum 42% open space required if landscaped amenity deck and private balconies are included, as allowed per NCMSP.

⁵ Parking requirements pursuant to shared parking study prepared by Linscott, Law, & Greenspan. Total parking supply may be adjusted accordingly with associated changes in proposed bedroom mix provided that the project conforms with the NCMSP parking requirements. Shared parking to occur within residential and hotel guest parking areas.

CEQA STATUS: Final Program EIR No. 1054

FINAL ACTION: City Council

BACKGROUND

In January, 2007, City Council approved master plans for five different high-rise residential developments in North Costa Mesa:

- 3400/3420 Bristol Street (Site 1 – Segerstrom Town Center)
- 605 Town Center Drive (Site 2 – Orange County Museum of Art)
- 580 Anton Boulevard (Site 3 – The Californian at Town Center)
- 585 Anton Boulevard (Site 4 – Symphony Towers)
- 675 Anton Boulevard (Site 5 – Pacific Arts Plaza).

The proposed Wyndham Boutique Hotel / High-Rise Residential Project involves a sixth site for the creation of a new type of urban housing. This project was not included with the North Costa Mesa High-Rises because this application was submitted after the North Costa Mesa high rise planning effort was already underway.

ANALYSIS

Project Location

The project site is located at 3350 Avenue of the Arts. The three-acre project site is bound to the west by Avenue of the Arts, Plaza Tower and a vacant parcel approved for development as the Orange County Museum of Art; to the north and northeast by The Lakes at South Coast apartment community; and to the south and southeast by The Lakes Pavilions retail center. The Marriott Hotel is to southeast of the project site. Two residential high-rise buildings were approved on the Lakes Pavilions site in January, 2007. (Visual Simulation, Attachment A).

Project Description

The proposed project involves reuse of the project site as a mixed-use development with both hotel and residential uses. The existing Wyndham Hotel would be renovated. Although there would be no change to the building square footage associated with the hotel, there would be a reduction in hotel rooms create a boutique hotel. To accommodate the proposed 23-story, 120-unit high-rise residential tower, the existing hotel parking structure would be demolished.

A seven-level parking structure (480 parking spaces) would be constructed east of the new residential tower to serve the residential tower and the hotel. The Applicant may modify the overall mix of hotel rooms and residential units not to exceed an overall total of 320 hotel rooms/dwelling units.

The project requires approval of the discretionary actions described on page 1.

General Plan Amendment GP-06-03

The project site is designated High Density Residential in the 2000 General Plan. The project site has a zoning designation of Planned Development Residential-High Density (PDR-HD). The High Density Residential designation would allow up to 20 dwelling units per acre (du/ac) on the project site. (Attachment 2, General Plan Amendment).

A General Plan amendment to the Land Use Element for the following reasons:

- To allow a site-specific density of 44 du/ac for the proposed combination boutique hotel and high-rise residential development on the 3-acre site.
- To reflect that the Federal Aviation Administration is the sole authority in making determinations of no hazard to air navigation.

General Plan Amendment GP-06-03 states as follows:

"In 2007, General Plan Amendment GP-06-03 was approved for a 3-acre property located at 3350 Avenue of the Arts, north of Anton Boulevard along the east side of Avenue of the Arts in The Lakes area (Area 5 of the North Costa Mesa Specific Plan). This approval consisted of: (1) a site-specific density increase to a maximum of 44 units/acre for a mixed-use development comprised of a boutique hotel and high-rise residential building and (2) a maximum nonresidential FAR of 2.12 FAR which includes the hotel use and ancillary commercial uses. The North Costa Mesa Specific Plan contains provisions related to the maximum overall development of dwelling units, hotel rooms, and resident-serving retail/commercial uses. Based on the average household size of 2.5 persons per unit, the projected population density for this 3-acre site would be 110 persons per acre. Additional development standards for this planned development, including maximum allowable building height and mix of dwelling units and hotel rooms, are contained in the North Costa Mesa Specific Plan."

North Costa Mesa Specific Plan Amendment SP-07-01

The project site is located in Area 5 of the North Costa Mesa Specific Plan area. The proposed project requires an amendment to the *North Costa Mesa Specific Plan* to account for the mixed-use development of a boutique hotel and high-rise residential tower. The proposed amendment to the *Specific Plan* would assure that development conforms to General Plan and Specific Plan uses, density, and intensity. (Attachment 3, NCMSP Amendment).

The following table summarizes the NCMSP amendment.

Table 1 – North Costa Mesa Specific Plan Amendment

Site	North Costa Mesa Specific Plan Area	Maximum Non-residential Floor Area Ratio (FAR)		Allowable Maximum Dwelling Units		Maximum Building Height (Feet)	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
Wyndham Boutique Hotel and High-Rise Residential Building at 3350 Avenue of the Arts	Area 5, The Lakes	2.08 FAR for 238-key hotel ^a	2.12 FAR for 200-key hotel ^b	40 (20 du/ac)	132 (44 du/ac) ^b	90 – 110 AGL ^c	270 AGL
<p>a This represents a nonconforming FAR for the existing 272,000 sf hotel on the 3-acre site.</p> <p>b The Specific Plan amendment would allow development up to a maximum of 44 du/acre. The <i>North Costa Mesa Specific Plan</i> would allow the flexibility to modify the currently-proposed mix of dwelling units and hotel rooms provided that: (a) the maximum allowable number of dwelling units and FAR are not exceeded and (b) the maximum number of hotel rooms may be increased in direct relation to the decrease in the maximum number of high-rise residential units, not to exceed an overall total of 320 rooms/dwelling units. See Appendix B for proposed text changes to the <i>North Costa Mesa Specific Plan</i>.</p> <p>c 90 feet AGL for residential uses and 110 feet AGL for commercial uses is currently allowed in Area 5 of the North Costa Mesa Specific Plan area inclusive of the project site. However, the 2-acre site at 580 Anton Boulevard for The Californian at Town Center is allowed a site-specific building height of 280 feet AGL pursuant to General Plan Amendment GP-06-02 and Specific Plan Amendment SP-06-02 adopted in January 2007.</p>							

Final Master Plan PA-06-75

The Zoning Code requires approval of a “final” master plan prior to development in a Planned Development Zone. The primary distinction is that “preliminary” master plans provide a general description of a proposed development, while a “final” master plan provides specific details regarding the site plan, floor plans, elevations, parking supply, landscape plan, architecture, on-site amenities, and vehicle/pedestrian circulation. Please refer to the site plan/floor plan/elevations (Attachment 4, Exhibit D of Final Master Plan Resolution).

- **Boutique Hotel** – The Wyndham Hotel is an existing 6-story, 272,000 sf structure with 238 hotel rooms, meeting facilities, and a restaurant. As a part of the proposed project, the existing Wyndham Hotel would be renovated as a “boutique” hotel. There would be no change in the square footage associated with the overall footprint of the hotel. A boutique hotel typically consists of 200 rooms or fewer with high-end amenities and services for guests.

Proposed modifications to the hotel are as follows:

- Hotel rooms would be renovated and reduced from 238 to 200 rooms.
 - The 2-story ancillary structure of the hotel would be renovated.
 - Lobby facilities would be relocated internal to the hotel.
 - The entrance to the existing hotel would be modified and enhanced
 - A 4,765 sf spa and a fitness facility would be constructed internal to the hotel on the first floor of the hotel.
 - The hotel restaurant, kitchen areas, and meeting rooms would be renovated and increased in size.
- **High-Rise Residential Tower** – The existing parking structure for the hotel would be demolished. In its place, a 23-story highrise residential tower would be constructed along Avenue of the Arts. The high-rise tower would not exceed 270 feet in height above grade level (AGL). The luxury residential tower would have 120 for-sale condominium units on the second through twenty-third stories; a 3,450 sf lounge/bar and 1,740 sf of ancillary retail uses would be located on the ground level.
 - **7-level Parking Structure** – The seven-level parking structure will include a total of 480 parking spaces for the residential high-rise building and hotel uses. Shared parking will occur between the guest parking areas for the residential and hotel guests. A shared parking study was prepared by Linscott, Law, and Greenspan.

Master Plan Review

The following analysis provides analysis of the final master plan:

- **Proposed project would not result in significant traffic impacts and no mitigation is required.** Austin-Foust, and Associates prepared the traffic study in the Final EIR. The project will generate an net increase in 771 average daily trips (33 AM Peak Hour / 73 PM Peak Hour), and this increase would not result in significant impacts to the circulation system. The trip generation summary is shown below.

Table 2 – Trip Generation Summary

Land Use	AM Peak Hour	PM Peak Hour	Average Daily Trips
<u>Existing</u> Hotel (238 rooms)	161 trips	168 trips	2,140 trips
<u>Proposed</u> Boutique Hotel (200 rooms)	135 trips	141 trips	1,801 trips
<u>Proposed</u> High-Rise Residential Building (120 units, ancillary retail, and bar/lounge)	59 trips	100 trips	1,110 trips
PROPOSED PROJECT TOTAL	194 trips	241 trips	2,911 trips
NET INCREASE	33 trips	73 trips	771 trips

- Building height and scale is appropriate for the City's urban center. The recently-approved Californian at Town Center features two towers (west and east tower) at a maximum building height of 271' to 273' AGL and 25 stories. The proposed 270' AGL building height of the Wyndham High-Rise Residential building is consistent with the scale of existing structures in North Costa Mesa. The Plaza Tower at the northwest corner of Avenue of the Arts/Anton Boulevard is 288' AGL, and the Center Tower is 287' AGL. This area is considered the City's urban center; therefore, high-rise residential structures of this height and scale are compatible with this area. The NCMSP is proposed to be amended to reflect a maximum height limit of 280' AGL for the Lakes.
- Overall architectural design and building materials promotes design excellence. The contemporary-style building is inspired by modernist architecture which features undulating forms instead of straight lines. As shown in the full-color architectural rendering, proposed building materials will include pre-cast concrete panels, custom etched glass, and variable stone surfaces. The high-rise will also consist of the finest building materials including laminated clear glass, spandrel glass, pre-cast concrete panels, and coated aluminum.
- Site Plan considers compatibility with abutting commercial and residential properties. The contemporary architecture and steel/glass/stone construction would complement the Plaza Tower, Marriott Suites Hotel, and Wyndham Hotel, as well as other existing buildings in the South Coast Plaza/South Coast Metro area. Given that the property directly abuts The Lakes Apartments, the EIR indicates that significant shade/shadow impacts currently occur with the existing hotel and parking structure. The EIR includes an aesthetic analysis and concluded that significant unavoidable impacts would continue to occur as a result of project implementation. (Please refer to the aesthetics section of the Final Program EIR for more information).
- Proposed parking complies with NCMSP standards. The proposed parking complies with NCMSP standards. The NCMSP, as amended, requires that tenant parking supply be provided in the range of 1.5 to 2.0 parking spaces per unit and that guest parking be provided at 0.5 spaces per unit with a 0.25 credit for units above 50. A preliminary shared parking study was completed by Linscott, Law, and Greenspan which indicated that the proposed 480 space/7-level parking structure would meet the parking demand for the mixed-use development. Specifically, a minimum of 223 residential parking spaces is required, depending on the bedroom mix of the dwelling units (i.e. studios, 1-bedrooms, 3-

bedrooms, etc). The preliminary shared parking study also indicates that a minimum of 168 nonresidential parking spaces are required for the 200-room hotel and ancillary commercial uses. Shared parking is to occur within the residential and nonresidential guest parking areas.

It should be noted that the nonresidential parking demand is based on the parking demand for the 200-room renovated hotel, restaurant/kitchen areas, meeting rooms, club/lounge areas, and ancillary retail uses. Because the bedroom mixes and exact square footages of these nonresidential areas may still be subject to change, a final parking study is required to demonstrate that the projected shared parking demand does not exceed the 480-space capacity in the proposed seven-level parking structure. A condition of the approval on the project requires that, if the bedroom mix or nonresidential square footages are adjusted, the total parking supply may also be modified accordingly provided that the project conforms to the NCMSP parking requirements.

- On-site recreational amenities comply with NCMSP standards. The project will include a 17,846 sq.ft. landscaped, amenity deck on the rooftop level of the parking structure (level seven). The amenity deck includes roof gardens, a 1,210 sq.ft. fitness facility, outdoor fire pit, swimming pool, sun deck, and courtyard areas. The deck will include chaise lounges and other patio furniture surrounding the pool. The 200-400 sq.ft. private balconies exceed the minimum requirements in the PDR-HD zone by 100%. These private and open space amenities altogether comply with the NCMSP open space standards.
- Minor Modification required for 3-foot balcony encroachment into front setback. Pursuant to Section 13-29(g)(6) of the Municipal Code, the 3-foot encroachment of balconies and architectural features into the 20-foot front setback at Avenue of the Arts are considered minor encroachments. The large balconies will provide additional visual interest to the high-rise residential building and greater private open space areas for the future condominium owners.
- Reduction of landscape easements from 25 feet to 20 feet along Avenue of the Arts. A 25-foot landscaped easement currently exists along Avenue of the Arts within the project limits. When this landscaped easement was originally implemented, the easement was consistent with the 25' perimeter landscape setback required for planned developments. Since that time, this perimeter setback requirement was reduced to 20 feet for the Enclave and Californian at Town Center projects. Similar to these recently-approved development projects, the applicant is requesting a five-foot reduction in the landscape easement from 25 feet to 20 feet on Avenue of the Arts. This is consistent with the current perimeter setback requirements in a planned development zone. The 20-foot landscape easements on Avenue of the Arts shall be reflected on the final map. A 20-foot easement would still accommodate the 13-foot wide combination bike path/sidewalk required along the north side of Anton Boulevard. A condition of approval requires that the 20-foot easement along both Avenue of the Arts exclude all structures except for items such as tree wells, landscaping implements, and tables/chairs. A maintenance agreement is also required as a condition of approval ensuring that the property owner maintains the landscaping and all improvements within this easement at their own cost.
- On-site Ancillary Retail Uses to serve pedestrian and high-rise residents. The approximately 1,740 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting pedestrians and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited

limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director.

Vesting Tentative Tract Map VT-17172

The vesting tentative tract map will facilitate the proposed high-rise residential condominium development by allowing the individual units to be sold independent of one another. The map complies with City Code and the State Subdivision Map Act. The tract map involves subdivision of the property into two numbered lots for the high-rise residential tower and Wyndham Hotel areas, and a lettered lot for pedestrian/vehicle circulation, open space, and common access. It should be noted that the vesting tentative tract map shows reduction from 25 feet to 20 feet in the width of the landscape easement dedicated to the City of Costa Mesa along Avenue of the Arts. (Exhibit "D" Tract Map, Attachment 4).

The new residents would own the air spaces to the condominium units and balcony areas with access rights for common walkways or open space areas held in common by the homeowners association. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas.

Approval of the vesting tract map would allow the project to continue to be subject to the development standards and City fees in place at the time the map was deemed complete, even if standards later become more restrictive or City fees are increased. However, if the applicant concurs with conditions of approval for development impact fees that are yet to be in place, those development impact fees would also be applicable to the project.

Airport Land Use Commission Determination

The project site is located within the John Wayne Airport Height Restriction Zone. As a consistent agency with the Orange County Airport Environs Land Use Plan, the City of Costa Mesa is required to submit any plans exceeding the specified height allowances to the Federal Aviation Administration (FAA) and the Orange County Airport Land Use Commission (ALUC) for review and approval.

The Planning Commission is not required to take any actions related to the Airport Land Use Commission's determination. City Council action is required depending on the ALUC determination. Staff will inform the City Council of the ALUC's action prior to the Council hearings on the proposed project. If the ALUC determines the proposed project as inconsistent with the AELUP, as a procedural matter, the City Council must override the ALUC's determination on a 4/5ths vote in order to approve the project.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) requires an environmental impact report (EIR) to be prepared for the proposed project. Final EIR No. 1054 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

Table 3 – Summary of Significant Environmental Impacts

Environmental Topic Requiring Mitigation	Level of Significance after Mitigation
Transportation and Circulation	No Impact (No Mitigation Required)
<i>Aesthetics*</i>	<i>Significant</i>
<i>Air Quality*</i>	<i>Significant</i>
Noise	Less than Significant
Geology and Soils	Less than Significant
Hydrology and Water Quality	Less than Significant
Hazards & Hazardous Materials	Less than Significant
Public Services – Police and Fire Services	Less than Significant
<i>Public Services – Library*</i>	<i>Cumulatively Significant Impact</i>
Utilities and Service Systems	Less than Significant

**Impacts remain significant after mitigation measures are implemented.*

A Statement of Facts and Findings and Statement of Overriding Considerations (Attachment 2, General Plan Resolution) provide justification for approval of the proposed project despite unmitigable, significant impacts to aesthetics, air quality, and library services. The Mitigation Monitoring Program is provided as an attachment to the Master Plan (Attachment X).

The Responses to Comments document includes responses by the City of Costa Mesa as lead agency to significant environmental comments raised during the public review period of the Draft Program EIR. *[Note: This document is transmitted to the Planning Commission as a separately bound document.]* The Draft Program EIR, along with the Responses to Comments document and redlined/strikeout (errata pages), constitute the Final Program EIR. The Final Program EIR and technical appendices may also be downloaded from the City's website at: www.ci.costa-mesa.ca.us.

LEGAL REVIEW

The City Attorney's office approved the attached resolutions as to form.

ALTERNATIVES CONSIDERED

Planning Commission may consider the following:

1. *Certify Final Program EIR No. 1054 and Approve General Plan Amendment, NCMSP Amendment, and Final Master Plan/Tentative Map.* If approved by City Council, this action will allow the applicants to proceed with development of high-rise residential in the project area as a development option in the Lakes area of the North Costa Mesa Specific Plan.
2. *Certify Final Program EIR No. 1054 and deny all other discretionary applications.* This action will acknowledge that the Final EIR was prepared pursuant to State Law. Since an EIR is an informational and disclosure document only, certification of the EIR reflect's the City's due diligence in complying with CEQA. If taken by City Council, this action constitutes a denial of the proposed development project.

CONCLUSION

When Council accepted the General Plan screening request for the Wyndham Boutique Hotel / High-Rise Residential project, Council stressed the importance of the proposals to be within the development capacity of the General Plan, to feature ownership units, and to exhibit architectural design excellence showcasing the City's cultural arts center. The proposed projects comply with these important objectives. The proposed project would create a unique housing type and, along with the other proposed residential high-rises in North Costa Mesa, be among the first of this kind of housing type in the city. The new buildings will feature world-class architecture designed by a renown architect, and the high-rise building will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center.

Attachments: Attached to the staff report

- A. Architectural Rendering of North Costa Mesa High-Rises
- B. Rendering of Proposed Project

Appended with Individual Tab Dividers

- 1. Final Program EIR No. 1054 Resolution
- 2. General Plan Amendment Resolution
Exhibits contain Statements of Facts/Findings and Overriding Considerations
- 3. North Costa Mesa Specific Plan Amendment Resolution
- 4. Final Master Plan / Tract Map Resolution
Exhibit "B" contains the same Mitigation Monitoring Program that will also be attached to all Master Plan resolutions.

Previously Provided under Separate Cover

- Final EIR: Responses to Comments and Errata Pages of EIR
 - Draft EIR, Errata, and Responses to Comments previously provided under separate cover
- Note: These documents are available on the city's website at www.ci.costa-mesa.ca.us*

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Time: 3:00 p.m.



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**